



Oregon Water Resources Department
725 Summer Street NE, Suite A
Salem, Oregon 97301
(503) 986-0900
www.oregon.gov/OWRD

Ownership Update for Certificated Rights Only

NO FEES ARE REQUIRED TO SUBMIT THIS FORM

NOTICE: A certificate of water right typically stays with the land. To track water right ownership, the Department requests that this form be submitted to the Department. **To update multiple rights, a separate form is required for each right.** If you have any questions about this form, please contact your local watermaster, or call the Water Resources Department at (503) 986-0900.

Note: Use the [assignment](#) form to change ownership on pending applications, permits, transfers, groundwater registrations, or limited licenses.

Current Landowner Information					
Name:	Windmill Ranch Wagyu, LLC				
Mailing Address:	20460 Harper Rd				
City:	Bend	State:	OR	Zip:	97703
Phone:	(503) 961-2645	Email:	jasonjundt@oregonvascular.org		

Property Information							
County:	Crook	Township:	13S	Range:	19E	Section:	34
Tax Lot #:	1000						
Street Address of Water Right:	NE Ochoco Ranger Station Rd						
Water Right Information							
Application:							
Permit:							
Certificate:	613						
Are all the lands associated with this water right owned by the requestor?	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No			
(If no, include a map showing the portion of the water right involved)							

Signature and Date			
Name of individual completing form:	Jake Blackburn		
Phone or email:	jake@jettblackburn.com	Date:	3/12/2024
Signature of requestor:			

The Department does not change names on water right certificates. This form will be placed in the file for future reference only. If mailed, the Department will not provide acknowledgment of receipt.

This form can be mailed to the address above or sent by email to wrd_dl_customerservice@water.oregon.gov



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Windmill Ranch Wagyu, LLC an Oregon limited liability company
20460 Harper Rd.
Bend, OR 97703

Until a change is requested all tax statements shall be sent to the following address:

Windmill Ranch Wagyu, LLC an Oregon limited liability company
20460 Harper Rd.
Bend, OR 97703

File No. 614240AM

Crook County Official Records	2024-325908
DEED-D	03/01/2024 10:02:02 AM
Pgs=2	
\$10.00 \$2.00 \$11.00 \$10.00 \$61.00	\$99.00
\$5.00	
I, Cheryl Seely, County Clerk for Crook County, Oregon, certify that the instrument identified herein was recorded in the Clerk records.	
Cheryl Seely - County Clerk	



STATUTORY WARRANTY DEED

W5 Ranches, LLC, an Oregon limited liability company,

Grantor(s), hereby convey and warrant to

Windmill Ranch Wagyu, LLC an Oregon limited liability company,

Grantee(s), the following described real property in the County of Crook and State of Oregon free of encumbrances except as specifically set forth herein:

TRACT I:

**In Township 13 South, Range 19 East of the Willamette Meridian, Crook County, Oregon:
Section 34: S½N½SW¼, S½SW¼, NW¼SE¼.**

TRACT II:

**In Township 13 South, Range 19 East of the Willamette Meridian, Crook County, Oregon:
Section 33: NE¼, NE¼SW¼, N½SE¼.
Section 34: NW¼, N½N½SW¼.**

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

1319000001000 293
1319000001001 12982

The consideration paid for the transfer is \$1,725,000.00, PURSUANT TO AN IRC 1031 TAX DEFERRED EXCHANGE ON BEHALF OF GRANTOR/GRANTEE.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:



BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 27 day of February, 2024.

W5 Ranches, LLC, an Oregon limited liability company

By: Clay A. Woodward
Clay A. Woodward, Manager

State of Oregon } ss
County of Crook }

On this 27 day of February, 2024, before me, Kellie Cobb
a Notary Public in and for said state, personally appeared **Clay A. Woodward** known or identified to me to be the Manager in the Limited Liability Company known as W5 Ranches, LLC an Oregon limited liability company who executed the foregoing instrument, and acknowledged to me that he/she executed the same in said LLC name.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Kellie Cobb
Notary Public for the State of Oregon
Residing at: Prineville
Commission Expires: 11/30/2027



STATE OF OREGON

WATER DIVISION NO. 5 COUNTY OF CROOK

CERTIFICATE OF WATER RIGHT

(For Rights which have been confirmed by the Courts)

This is to Certify, That FARQUHAR MCRAE

of Antelope State of Oregon has a right to the use of the waters of Coyle and Ochoco Creeks, tributary to Crooked River,

for the purpose of the irrigation of 315 acres of land, and stock and domestic use,

and that said right has been confirmed by decree of the Circuit Court of the State of Oregon for Crook County, and the said decree entered of record at Salem, in the Order Record of the STATE WATER BOARD of the State of Oregon, in Volume 1, at page 449 ; that the priority of the right hereby confirmed dates from the year 1902 for the irrigation of 165 acres with the waters of Coyle Creek; and from 1691 for the irrigation of 150 acres with the waters of Ochoco Creek;

that the amount of water to which such right is entitled and hereby confirmed for the purposes aforesaid, is limited to an amount actually beneficially used for said purposes, and shall not exceed a reasonable amount for domestic and stock use, and 3.35 cubic feet per second for irrigation, the total quantity being limited to four acre feet per acre during each year. The use hereunder shall conform to any reasonable rotation system ordered by the proper state officer.

A description of the lands irrigated under such right, and to which the water hereby confirmed is appurtenant, or, if for other purposes, the place where such water is put to beneficial use, is as follows:

20 acres in the NE 1/4 of SW 1/4; 35 acres in the NW 1/4 of SW 1/4; 35 acres in the SW 1/4 of SW 1/4; 35 acres in the SE 1/4 of SW 1/4; 40 acres in the NW 1/4 of SE 1/4; Section Thirty-four (34), Township Thirteen (13) South Range Nineteen (19) East of Willamette Meridian; 30 acres in the NW 1/4 of NW 1/4; Section Nine (9); 20 acres in the NE 1/4 of NE 1/4; 25 acres in the S 1/2 of NE 1/4; 20 acres in the SE 1/4 of NE 1/4; 30 acres in the NE 1/4 of SW 1/4; 75 acres in the NW 1/4 of SE 1/4; Section Eight (8); Township Fourteen (14) South Range Nineteen (19) East of Willamette Meridian, in Crook County, Oregon.

The right to the use of the water aforesaid hereby confirmed is restricted to the lands or place of use herein described.

WITNESS the seal and signature of the State Water Board, affixed this 21st day of September, 1914.

STATE WATER BOARD

(SEAL OF STATE WATER BOARD)

By JOHN H. LEWIS State Engineer, President

Attest:

M. F. MERS Secretary